

COMMERCIAL UNIT / RESIDENTIAL DEVELOPMENT OPPORTUNITY

McBeath
Property Consultancy

01904 692929
mcbeathproperty.co.uk

FOR SALE



**12 CARLTON ROAD, FILEY, SCARBOROUGH,
NORTH YORKSHIRE YO14 9AW**

- ✓ **0.37 ACRE SITE (0.15 HECTARES)**
- ✓ **PLANNING CONSENT FOR 5 RESIDENTIAL DWELLINGS**
- ✓ **POPULAR NORTH YORKSHIRE SEASIDE RESORT**
- ✓ **CURRENTLY COMMERCIAL UNITS WITH EXTERNAL SPACE**
- ✓ **CLOSE TO FILEY TRAIN STATION**

McBeath Property Consultancy Ltd.

Chartered Surveyors, Agents, Valuers, Development Consultants, Property & Land Sales, Lettings, Acquisitions, Rent Reviews, Property Management.

2 Clifton Moor Business Village, James Nicolson Link, York, YO30 4XG. Registered in England no. 5419610

LOCATION

The property is situated on Carlton Road close to Filey town centre, providing easy access to the railway station, shops and services and the sea front, all of which are in walking distance.

Filey is a popular residential town as well as a highly regarded seaside resort. It benefits from quick access to the A165 which connects the town to the nearby centres of Bridlington and Scarborough. It is located within a very scenic stretch of the Yorkshire coastline.

Public transport provision is very good with both rail and bus services. There is a loyal local catchment from within the town and surrounding villages.

DESCRIPTION

The property comprises commercial buildings of traditional construction, an internal yard and a grassed area.

There are 2 points of access into the site; from Carlton Road and a separate driveway direct from West Road.

The buildings are currently vacant and could be upgraded for the continuation of commercial uses or other uses subject to planning.

DEVELOPMENT OPPORTUNITY

The property has the benefit of a planning consent for the redevelopment of the site to provide 5 residential dwellings.

For further information please refer to the online portal by clicking this [LINK](#) and use SCAZF24/01929/FL in the search tab.

SITE AREA

The site area is approximately 0.37 acres (0.15 hectares).

TENURE

Freehold.

PRICE

The freehold is available to purchase, we are seeking offers in the region of **£350,000**.

RATES

We understand the property is assessed as follows:-

Rateable Value: £15,000

Interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

SERVICES

The property has mains connection for electricity, mains water and drainage.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VAT

All prices quoted are exclusive of, but may be subject to, VAT.

VIEWING

Viewings are strictly by prior appointment with the sole agents McBeath Property Consultancy.

A: Andrew McBeath

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M: [07725 416002](tel:07725416002)

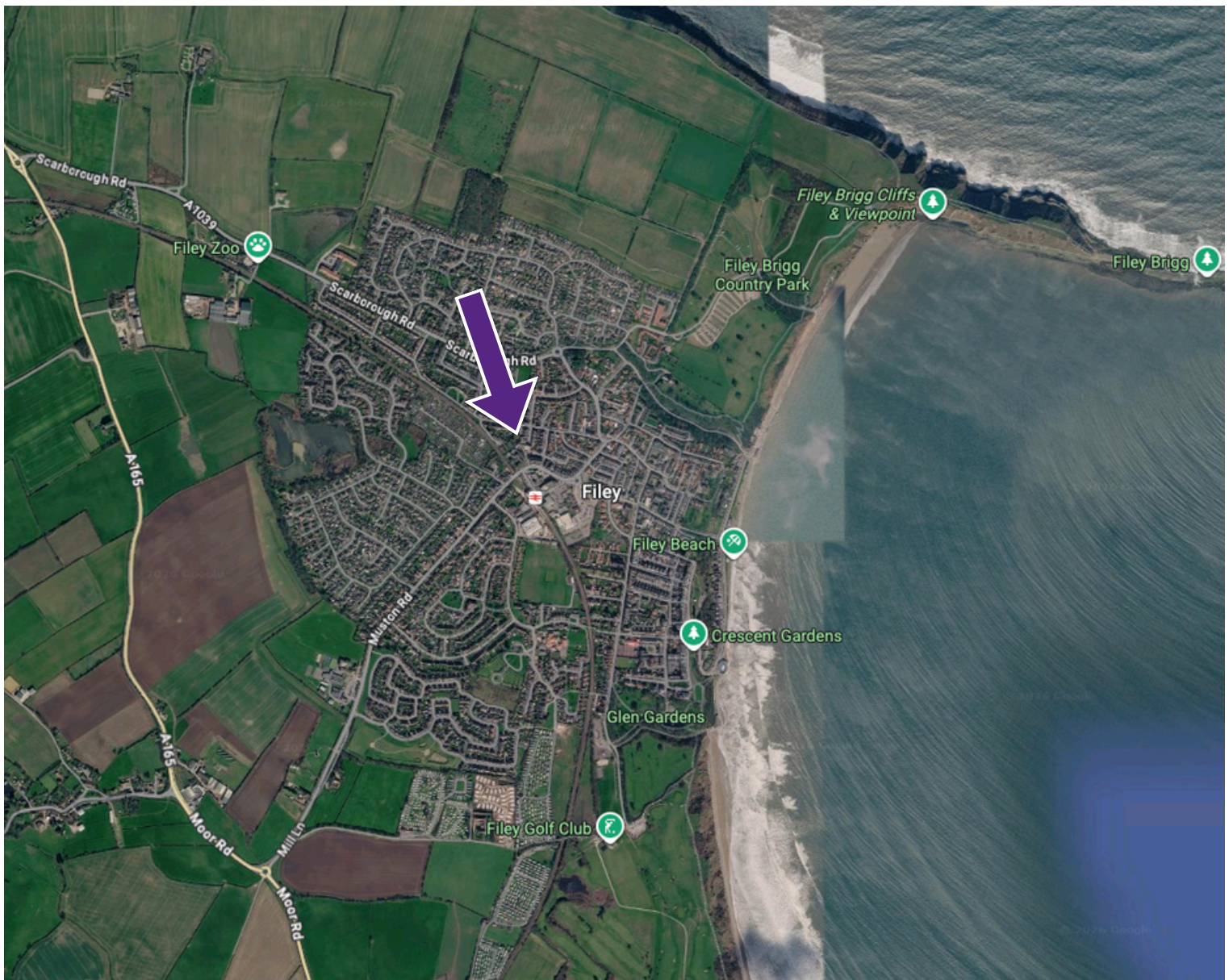
E: andrew@mcbeathproperty.co.uk

A: Tom Grimshaw

T: [01904 692929](tel:01904692929)

M: [07827 965146](tel:07827965146)

E: tom@mcbeathproperty.co.uk



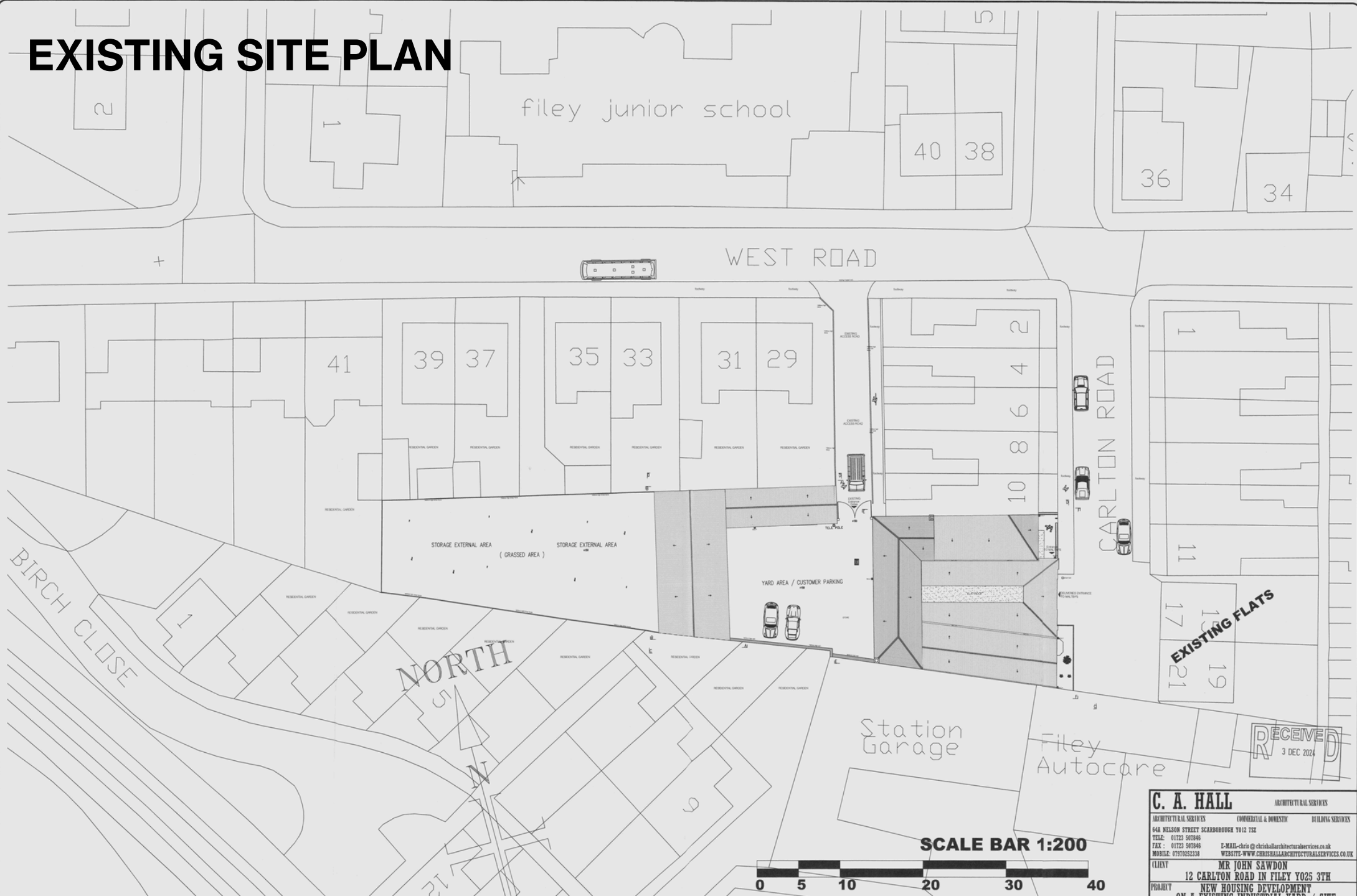
Subject to Contract - Jun 26

IMPORTANT NOTICE McBeath Property Consultancy Ltd, their clients and any joint agents give notice that: They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McBeath Property Consultancy Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



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EXISTING SITE PLAN

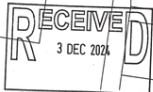
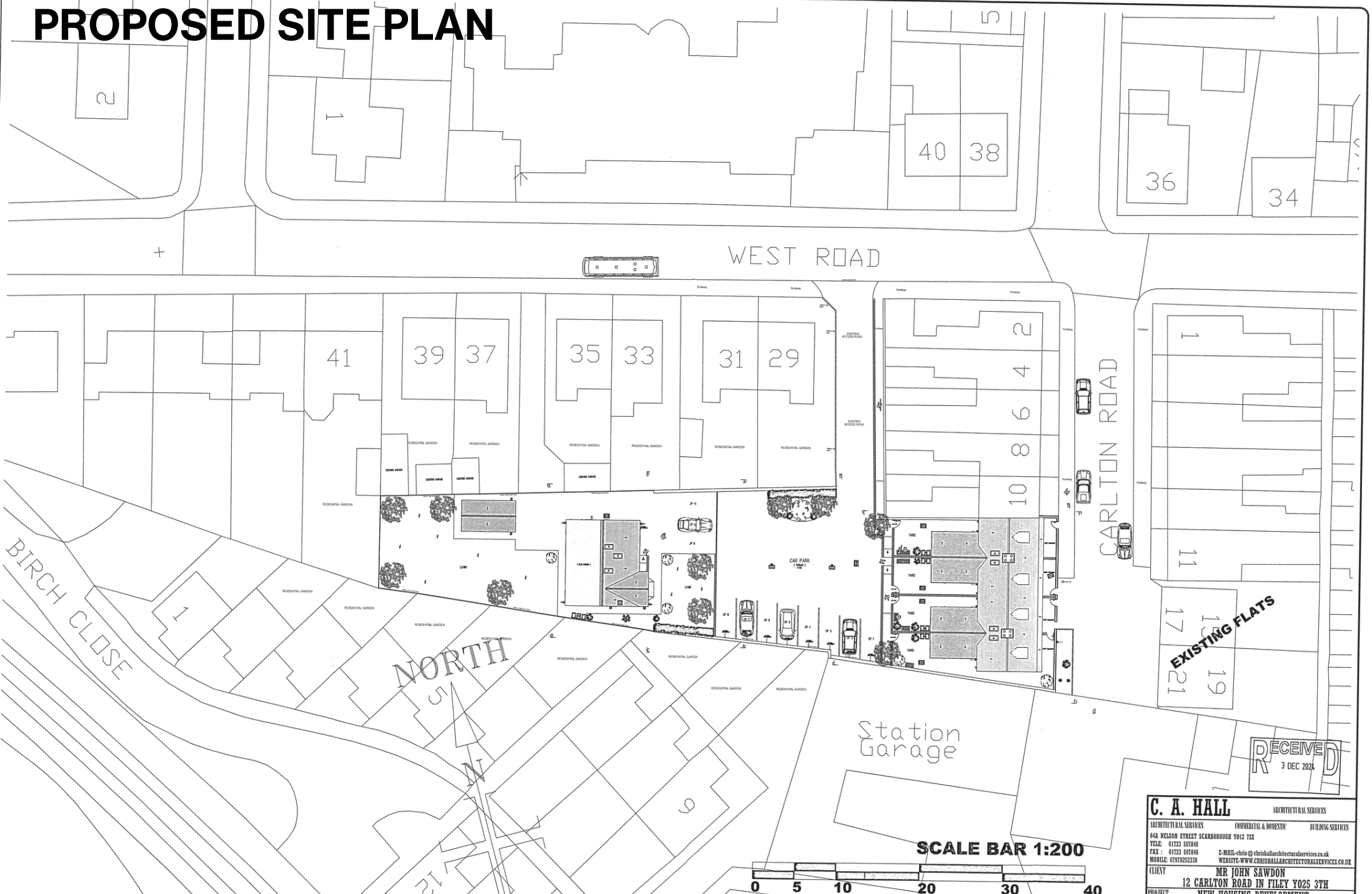


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3 DEC 2024

C. A. HALL ARCHITECTURAL SERVICES
ARCHITECTURAL SERVICES (OVERHALL & DOMESTIC) BUILDING SERVICES
 64B WELSON STREET SCARBOROUGH YO12 1SE
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 MOBILE: 0797052338 E-MAIL: chris@christhallsarchitecturalservices.co.uk
 WEBSITE: WWW.CHRISTHALLSARCHITECTURALSERVICES.CO.UK

CLIENT: MR JOHN SAWDON
 PROJECT: 12 CARLTON ROAD IN FILEY YO25 3TH
 DRAWING: EXISTING BLOCK PLAN OF SITE
 SCALE 1/200@A1 DATE 15/09/2024 DRAWING NUMBER 00/01

PROPOSED SITE PLAN



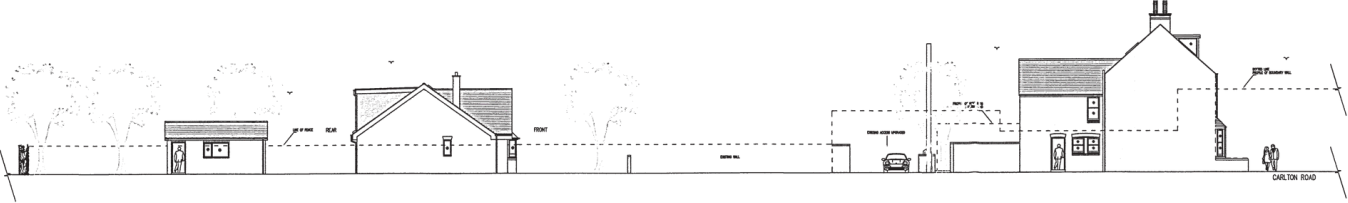
C. A. HALL ARCHITECTURAL SERVICES
 ARCHITECTURAL SERVICES COMMERCIAL & DOMESTIC BUILDING SERVICES
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CLIENT: MR JOHN SAWDON
 12 CARLTON ROAD IN FILEY YO25 3TH
 PROJECT: NEW HOUSING DEVELOPMENT ON AN EXISTING INDUSTRIAL YARD / SITE
 DRAWING: PROPOSED BLOCK PLAN OF SITE
 SCALE: 1/200 @ 11.000 15.000 20.000 25.000 30.000 35.000 40.000

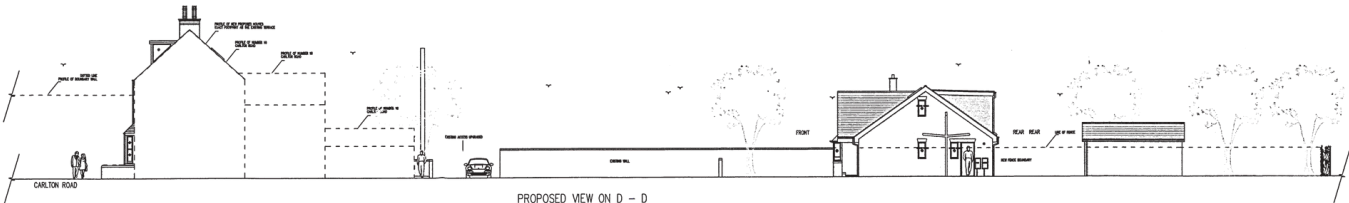
SCALE BAR 1:200



PROPOSED ELEVATIONS

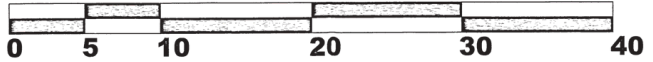


PROPOSED VIEW ON C - C



PROPOSED VIEW ON D - D

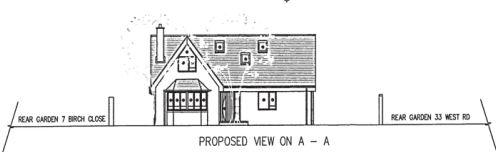
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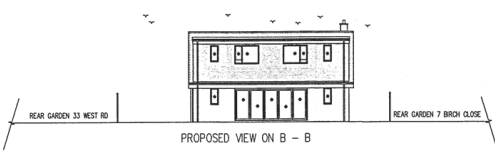
PROPOSED VIEW ON E - E



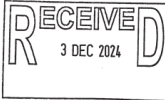
PROPOSED VIEW ON F - F



PROPOSED VIEW ON A - A



PROPOSED VIEW ON B - B

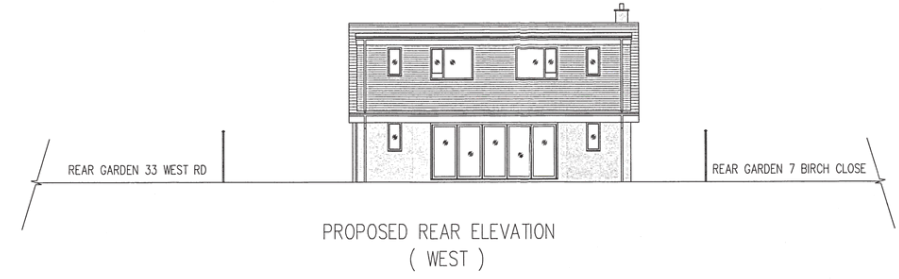


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 FAX: 01723 501848 WEBSITE: WWW.CHRISAHALLARCHITECTURALSERVICES.CO.UK
 MOBILE: 0750232338
 CLIENT: MR JOHN SAWDON
 12 CARLTON ROAD IN FILEY YO25 3TH

PROPOSED ELEVATIONS

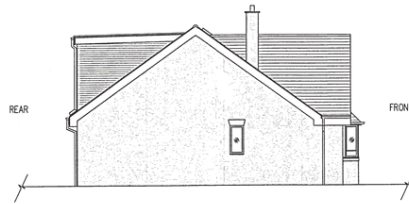
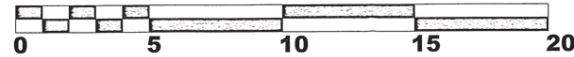


PROPOSED FRONT ELEVATION
(EAST)

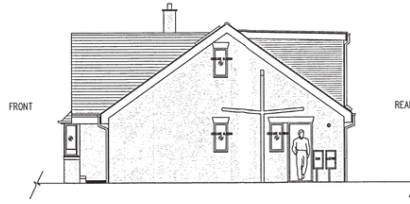


PROPOSED REAR ELEVATION
(WEST)

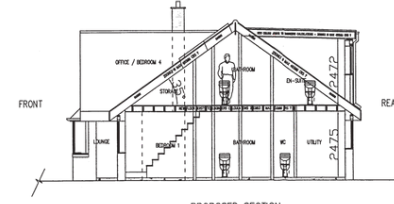
SCALE BAR 1:100



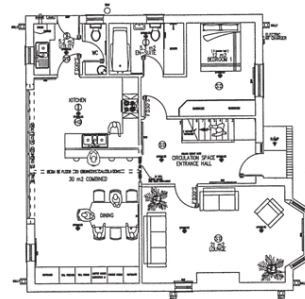
PROPOSED SIDE ELEVATION
(SOUTH)



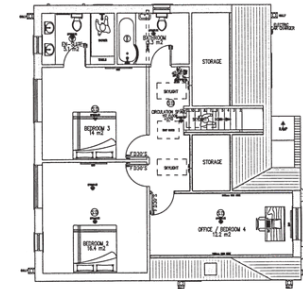
PROPOSED SIDE ELEVATION
(NORTH)



PROPOSED SECTION
(NORTH)



PROPOSED GROUND FLOOR LAYOUT



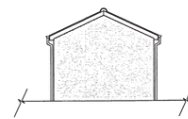
PROPOSED FIRST FLOOR LAYOUT



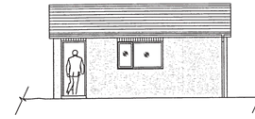
NEW BUNGALOW GARAGE - DETAILS



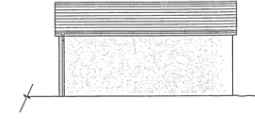
FRONT - EAST



REAR - WEST



SIDE - SOUTH



SIDE - NORTH

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CLIENT	MR JOHN SAWDON	
PROJECT	12 CARLTON ROAD IN FILEY YO25 3TH	
	NEW HOUSING DEVELOPMENT	
	ON AN EXISTING INDUSTRIAL YARD / SITE	
DRAWING	ALL PROPOSED NEW BUNGALOW	
SCALE 1/100 @ A1 DATE 15/09/2024 DRAWING NUMBER 00/10		